




3 BED


2 BATH

EPC

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9 NETHER CRAIGWELL
Abbeyhill, Edinburgh, EH8 8DR

DAVIDSONSONS



This exclusive three-bedroom townhouse features two south-facing balconies, as well as shared access to beautiful gardens, all offering breathtaking views of Arthur's Seat. Quietly situated within the former Craigwell Brewery, a characterful conversion in Edinburgh's Old Town conservation area and UNESCO World Heritage site, it's just a stone's throw from the world-famous Royal Mile and a 10-minute walk from Waverley train station, with the added convenience of excellent local bus links and proximity to the A1. The residence predominantly faces south and is full of quirky charm. It spans four levels with subtle contemporary décor that creates an exceptionally inviting home.

A tile-floored hall welcomes you inside and provides under-stair storage. The ground floor has a cosy single bedroom and a shower room, while the principal bedroom on the first floor is adjacent to a bathroom with a shower over the bath. This light and airy bedroom features elegant accent décor, oak-style flooring, and an open storage alcove. Both washrooms boast full neutral tilework and practical storage.

The third bedroom is a bright single or home office with a secluded outlook, located on the second floor adjacent to the kitchen. The classically styled kitchen is centred around a social dining area that opens onto a seating balcony, with all-day sun enjoyed throughout. In addition to attractive cream units, neutral mosaic tilework, and a timber worktop, the kitchen features an integrated oven, induction hob, and fridge-freezer. There is also an under-counter dishwasher and a freestanding washing machine, which is housed within the bathroom storage.

PROPERTY FEATURES

- Unrivalled Old Town location
- Exclusive conversion development
- South-facing position with stunning Arthur's Seat views
- Four-storey townhouse with tasteful contemporary décor
- Entrance hall with storage
- Light-filled living room with a balcony
- Attractive dining kitchen with a balcony
- Three bedrooms (principal with open storage)
- Bathroom with shower-over-bath and utility storage
- Shower room with storage
- Idyllic shared gardens
- Convenient allocated parking
- Gas central heating





**LIGHT-FILLED LIVING ROOM
WITH A BALCONY AND AN
ATTRACTIVE DINING KITCHEN
WITH A BALCONY**







The third floor is dedicated to a living room with an adjoining balcony, both south-facing. This comfortable sitting area benefits from multi-aspect glazing and is warmly enhanced by natural wood finishes. The property is heated by a gas central heating system.

Outside, residents share access to sunny, country-style gardens – an idyllic haven in the city with magnificent views of Arthur's Seat. For convenient parking, an allocated space is available in the development's courtyard.

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances. All furniture may be available by separate negotiation.



ABBEYHILL, EDINBURGH

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus several additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development hosting world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which provides everything from multi-purpose sports halls and athletic tracks to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crag and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, all affording panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

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